

# Covered Land Opportunity in Prime Beverly Hills

**8925**  
W OLYMPIC  
BOULEVARD



 **LWLA**

## EXECUTIVE SUMMARY

# *Rare* Redevelopment or Lease-Up Opportunity in the Heart of Beverly Hills

Lee & Associates – Los Angeles West is pleased to present 8925 W Olympic Blvd, a rare covered land opportunity in the heart of Beverly Hills. Located just south of the Golden Triangle and blocks from the Purple Line Extension, the offering includes a ±4,959 SF vacant retail building on a ±12,281 SF lot, recently improved with over \$1.75 million in capital upgrades.

Zoned C-3T-2 within the Mixed-Use Overlay Zone (MUOZ), the site supports multiple high-value exit strategies, including luxury mixed-use residential, medical office with retail, or a structured parking facility—each tailored to the submarket's strong demand drivers.

For investors, developers, or owner-users, the property offers immediate functionality with long-term upside, combining location, flexibility, and entitlement potential in one of Los Angeles' most supply-constrained and enduringly valuable investment corridors.



## INVESTMENT HIGHLIGHTS



### Affluent Residential Density

Surrounded by high-income single-family neighborhoods, driving demand for medical, retail, and lifestyle services



### Flexible Zoning & Redevelopment Potential

C-3T-2 zoning with Mixed-Use Overlay allows for residential, medical, office, or structured parking by right or with minimal discretionary approvals



### Vacant Delivery

Full control for immediate lease-up, owner occupancy, or entitlement



### \$1.75M in Recent CapEx

Upgraded shell ready for interim tenancy or repositioning



### Multiple Exit Strategies

Supports mixed-use residential, medical/retail, creative office, or high-efficiency parking structure



### Transit-Connected

Just blocks from the Metro Purple Line Extension (La Cienega/Wilshire), enhancing long-term accessibility and value

## PROPERTY OVERVIEW

### Property Type:

Covered Land

Value-Add

Redevelopment

### Zoning:

C-3T-2 with Mixed-Use Overlay (MUOZ)

### Lot Size:

12,281 SF (0.28 acres)

### FAR:

2:1+

(with CUP/discretionary approval)

### Existing Building:

±4,959 SF, delivered vacant

### Features:

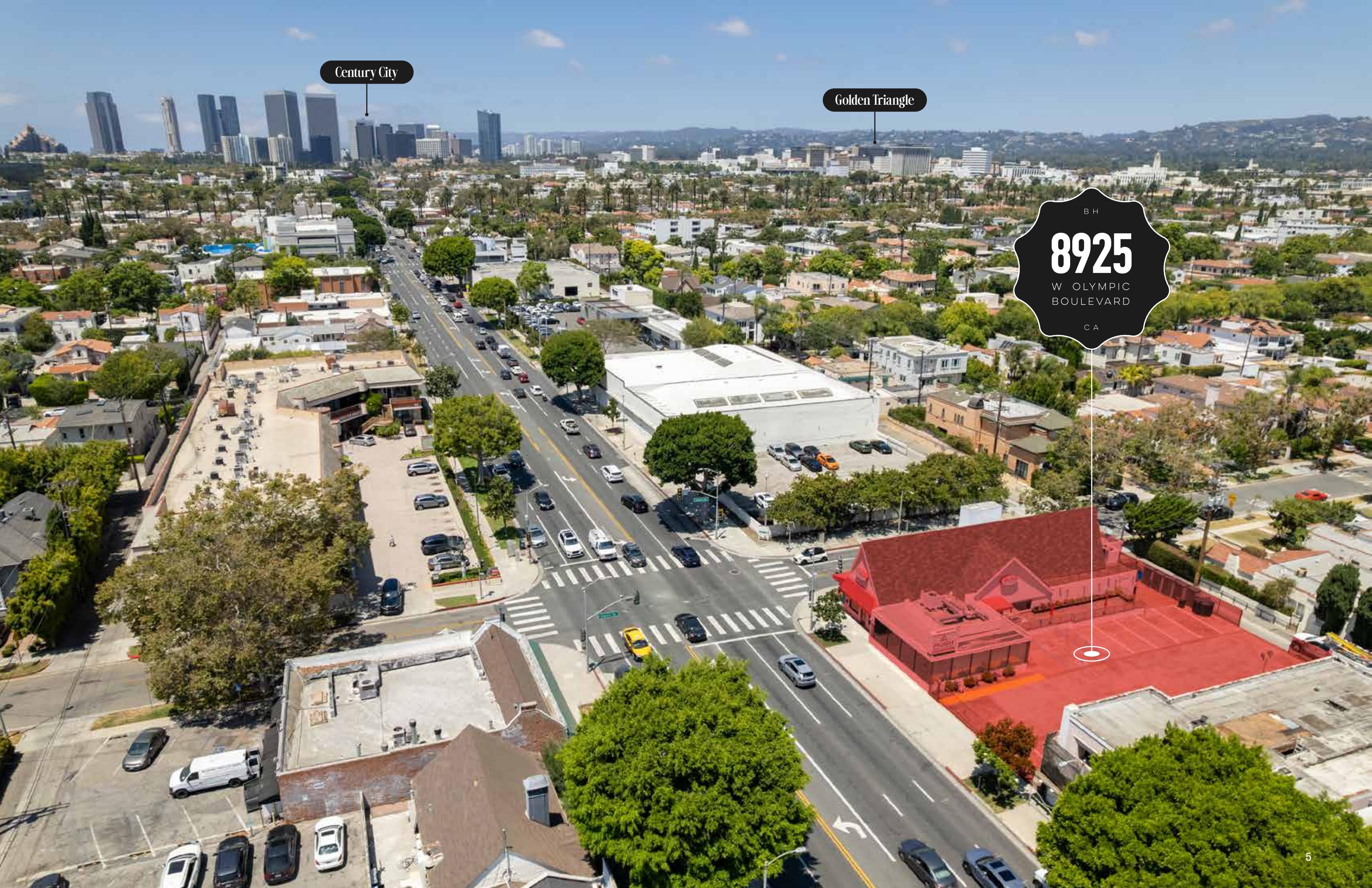
Visible corner lot on Olympic Blvd

Flexible interim use / pop-up retail

### Parking:

20 striped stalls on-site  
(4.35/1,000 SF)

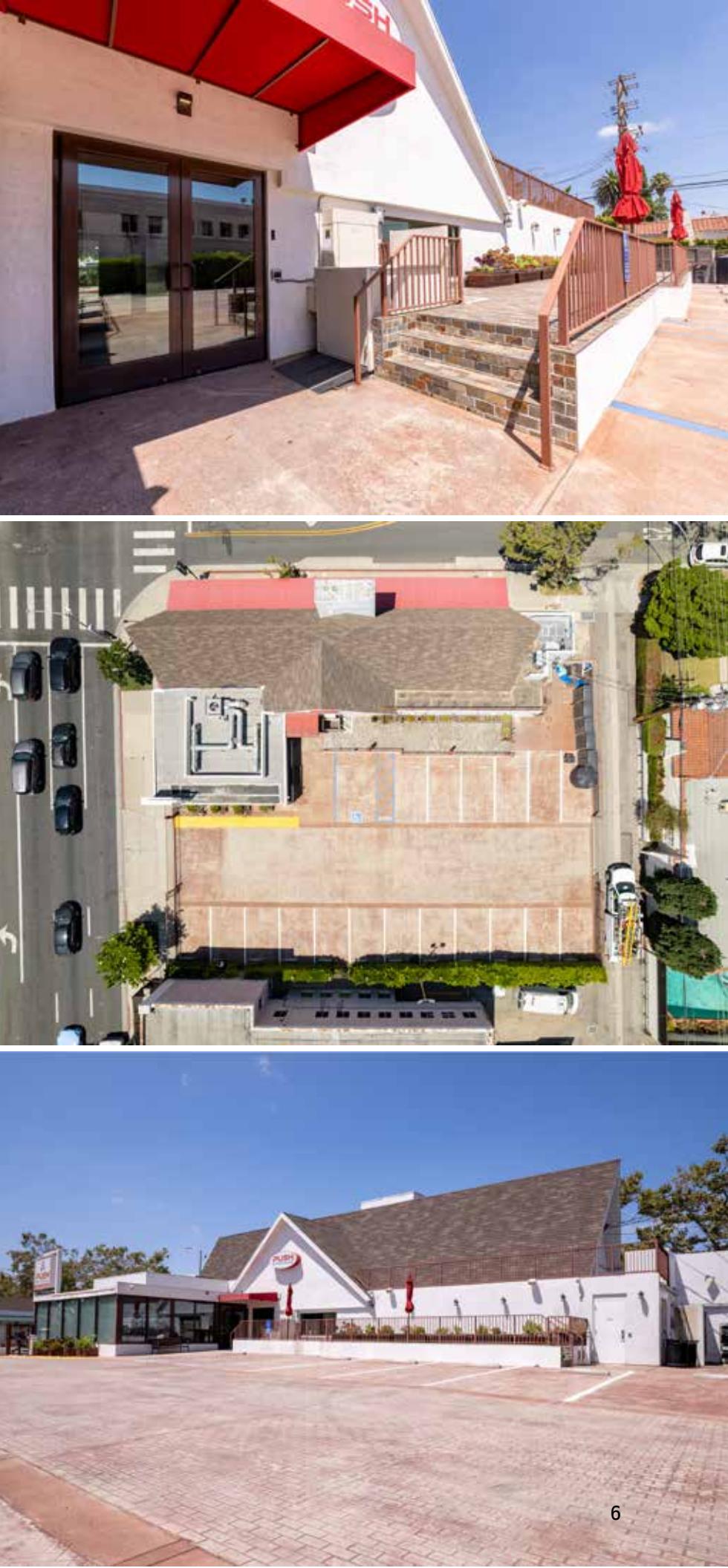
Nearby Purple Line expansion  
(2025-2027 delivery)



Century City

Golden Triangle

B H  
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CA



MODERNIZED INFRASTRUCTURE

# Over \$1.75M invested

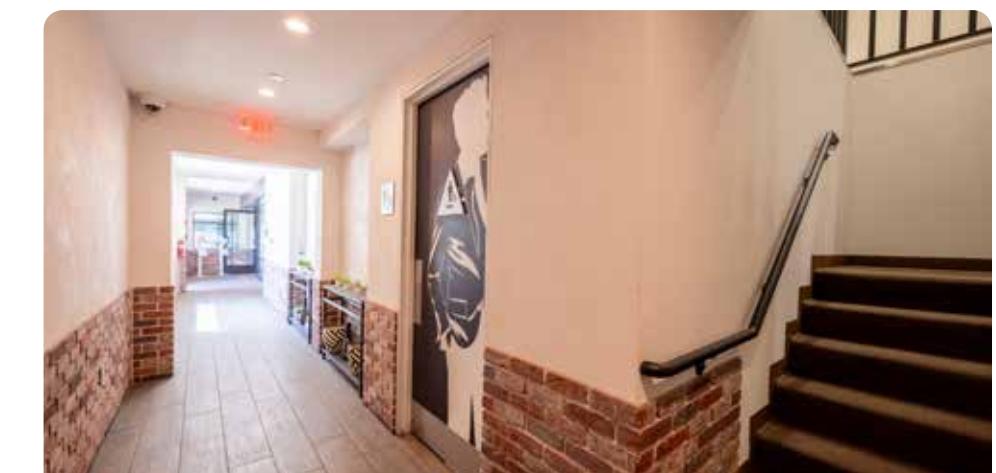
in comprehensive building upgrades, delivering a turn-key shell ideal for interim use or repositioning.



- ✓ Stainless steel kitchen wall flashings
- ✓ New walk-in refrigerator
- ✓ Updated restaurant hood system
- ✓ 1,000-gallon grease interceptor



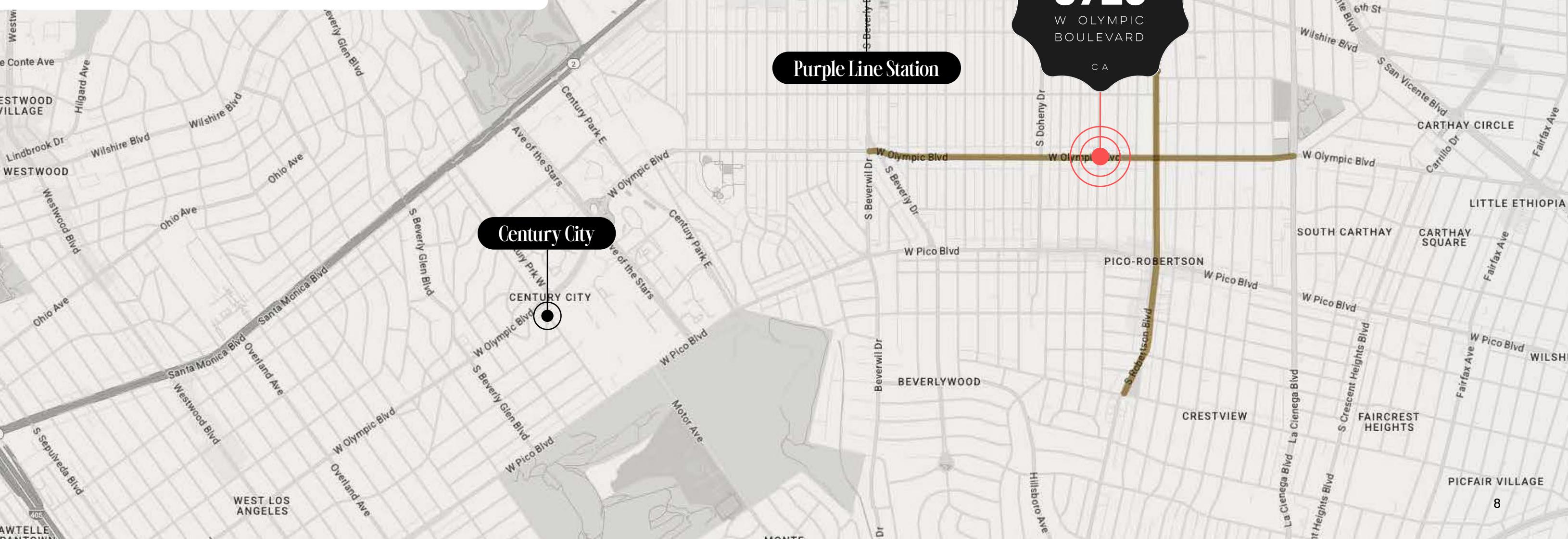
- ✓ All new glass windows and entry doors
- ✓ New flooring, wall coverings, and drywall throughout



- ✓ Contemporary interior finishes, lighting, and plumbing fixtures

# Anchors one of Beverly Hills' *most dynamic corridors*.

Positioned at the nexus of healthcare, hospitality, and high-end retail, the property anchors one of Beverly Hills' most dynamic commercial corridors. Surrounded by leading medical institutions, creative offices, and luxury shopping, the location offers seamless access to both affluent residential enclaves and a dense daytime population.



# Olympic Blvd Reimagined

Olympic Boulevard is entering a new era—driven by increased density, mixed-use growth, and a wave of high-end commercial reinvestment. As surrounding developments reshape the corridor, demand for well-located, flexible space is accelerating. This property is poised to benefit from the momentum and visibility of a neighborhood in transformation.



# New Legislation Supercharges Multifamily Housing

Together, the following bills create a powerful framework for fast tracking multifamily development—up to eight stories—via ministerial, by right approvals, CEQA exemptions, and substantial density bonuses tied to affordability and labor standards. In Beverly Hills, these reforms overlay strict state housing targets, effectively constraining prior local resistance and opening pathways for more streamlined multifamily housing delivery:

## AB 2011 (2022)

By-right, CEQA-exempt housing on commercial corridors with prevailing wage labor

## SB 6 (2022)

Permits residential use on commercial land with similar labor requirements

## AB 1287 (2023)

Up to 100% stackable density bonus for projects with high moderate-income set-asides

## SB 4 (2023)

CEQA-free affordable housing allowed on faith- and college-owned land

## SB 684 + SB 1123 (2023)

Ministerial approval required for small multifamily projects within 60 days

## AB 2243 (2024)

Expands AB 2011/SB 6 to more sites and streamlines eligibility

## SB 1037 (2024)

Strengthens state enforcement against non-compliant cities

## AB 130 / SB 131 (2025)

Exempts most urban infill housing and infrastructure from CEQA review

# Highest & best uses



## LUXURY MIXED-USE RESIDENTIAL

Elegant design potential for up to 33 luxury residences over ground-floor retail. Ideal for high-end multifamily developers looking to capitalize on walkable access, transit proximity, and strong rental demand in a trophy submarket.

## MEDICAL + RETAIL HYBRID

Purpose-built for Class A medical office over vibrant retail frontage. Serves Beverly Hills' thriving healthcare ecosystem with space suited for surgical centers, concierge practices, or private medical groups, all supported by on-site parking.

## STRUCTURED PARKING FACILITY

A high-efficiency parking solution designed to serve surrounding commercial, retail, and medical demand. Fully optimized layout across subterranean and podium levels preserves long-term land value and supports future redevelopment.

DEMOGRAPHICS 1-MILE RADIUS

# The Beverly Hills Advantage

Surrounded by one of the most affluent and educated populations in the country.



POPULATION

**24,000+**

AVERAGE  
HOUSEHOLD INCOME

**\$165,000+**

MEDIAN  
HOME VALUE

**\$2.5M+**

DAYTIME  
POPULATION

**45,000+**

TRAFFIC VOLUME BY VEHICLES/DAY  
(OLYMPIC BLVD)

**30,000+**

POPULATION THAT HOLDS A  
BACHELOR'S DEGREE OR HIGHER

**65%**

PREMIUM OVER WEST LA  
RENTAL AVERAGES

**37%**

NEW CONSTRUCTION  
PIPELINE IN BEVERLY HILLS

**0%**

# Gateway to Capital & Culture

Positioned within the core of West Los Angeles, Beverly Hills is part of a globally recognized business ecosystem. The surrounding area supports a resilient tenant base across:



## Healthcare

Proximity to Cedars-Sinai and UCLA  
Health fuels strong demand for medical and wellness space



## Media & Entertainment

Home to major firms in production, talent, and post-production



## Professional Services

Legal, financial, and private wealth offices thrive in close proximity to clientele



## Talent & Capital

Access to top-tier labor, education, and global investment markets



As the region continues to attract capital and creative industries, flexible commercial space in Beverly Hills remains among the most supply-constrained and enduringly valuable on the West Coast.

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